



**1008 Motherwell Road NE
Calgary, Alberta**

MLS # A2301200



\$568,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, Laminate Counters, No Smoking Home, Storage		

Inclusions: Basement - refrigerator in the utility room; Front yard - white park bench, 2 concrete urns; Backyard - metal shed, 2 oak barrels, rain barrel, bird bath, decorative wall accents on exterior garage wall and exterior house wall by back door; Inside garage - assorted tools and rakes; Interior - home alarm system (Buyer has option to take over lease from Telus until Feb 2027)

Proudly owned by the original owners since 1965, this well-cared-for bungalow offers classic charm, and incredible potential for future renovations. With its desirable layout and solid construction, this home is the perfect opportunity to personalize while enjoying a property that has been lovingly maintained over the years. The main floor features two bedrooms and two full bathrooms, along with a spacious living room, a dedicated dining area, and a functional kitchen that opens directly onto the back deck - ideal for seamless indoor-outdoor entertaining. The basement presents an excellent renovation opportunity, offering a large recreation room for family gatherings, a generously sized bedroom, a full bathroom, and a spacious utility room providing ample storage and flexibility. The heated garage adds year-round convenience, while the south-facing backyard is perfect for outdoor enjoyment. For gardeners, you will enjoy the beautifully maintained flower beds complete with a mature crabapple tree - ideal for late summer harvesting! Situated in a quiet neighbourhood with only one next door neighbour and convenient alley access, this property offers added privacy. With parking for up to 6 vehicles, there's plenty of space for family and guests. Some upgrades to appliances include refrigerator in the kitchen (2023), furnace (2019), hot water tank (2015 only used by 2 people). The shingles on the house and garage were replaced in 2017. While the home may require some more updating, it presents a fantastic opportunity to renovate, customize, or enjoy as-is. A rare find with great bones in a peaceful setting—don't miss your chance to make it your own!